

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

Project #: 1009387
Property Description/Address: 2700 Karsten Ct. SE
Date Submitted: September 7, 2012
Submitted By: Jessie Lawrence
Meeting Date/Time: September 6, 2012; 7:30 p.m.
Meeting Location: Homes Direct
2710 Karsten Ct. SE
Facilitator: Jessie Lawrence
Co-facilitator: None

Parties:

- **Applicant**
 - o Todd Van Berg, Homes Direct
 - o Bob Baker, Karsten Homes
- **Agent**
 - o Jim Strozier, Consensus Planning
- **Neighborhood Associations/Interested Parties**
 - o San Jose NA
 - o Kirtland Community Assoc.

Background/Meeting Summary:

Applicant requests a special exception to Section 14-16-2-20(B)(5): a conditional use to allow the sale of manufactured homes for all or a portion of Lot 3, Broadway Industrial Center Unit 1, zoned SU-2 HM, located at 2700 Karsten Ct SE. The conditional use would allow the applicant to continue to sell manufactured homes in an existing sales center, in response to a notice of violation dated July 18, 2012.

Residents attending the meeting did not oppose the conditional use. Residents asked questions about the property description on the application, traffic at the site, storage of units on-site, fire safety, and employing local residents.

Outcome:

- *Areas of Agreement*
 - o Residents at the meeting did not oppose the conditional use.
- *Unresolved Issues & Concerns*
 - o None

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

Meeting Specifics:

1) Applicant Presentation/Application Overview

- a) Agent stated that the applicant recently received a notice of violation from the city, stating that the property did not have the conditional use for the sale of manufactured homes required in the SU-2 HM zone.
 - i) This site has been a sales center for 14 years under multiple owners, operating under the assumption that the proper zoning was in place.
 - ii) This application is necessary to allow the sales center to keep operating on the site.
 - iii) Agent stated that the zoning may have come under City scrutiny because of a protest for a conditional use for a sales office on San Jose between Karsten and Broadway.
 - (1) Protest was filed because of concerns about a large number of customers parking in a narrow bottleneck.
 - (a) Todd Van Berg, manager of Homes Direct, stated that they log 2000-2500 customers visiting the sales center each year, but have a location at the end of a private road.
 - (2) Protest has been withdrawn.
- b) Agent stated that Karsten Homes and Homes Direct are joint applicants on the conditional use request because the houses sold by Homes Direct encroach over the property line onto the Karsten Homes property.
 - i) Factory facility may be used for overflow parking from the sales lot.
 - ii) Bob Baker, the general manager of the Karsten manufacturing facility, stated that they supported the Homes Direct sales center.
 - iii) Agent stated that the test for a conditional use included whether the use would be harmful to adjacent properties, and in this case, the relationship between the adjacent properties meant that there was no harm from one to the other.

2) Resident Questions and Concerns

- a) A resident asked about the number of employees and hours of operation.
 - i) At the factory, approximately 165 people are employed. Most employees work a shift from 7 a.m. – 3:30 p.m., with a few starting later and finishing as late as 6 p.m.
 - (1) Factory office hours are 8 a.m. – 5 p.m.
 - (2) Bob Baker offered residents the opportunity to tour the factory.
 - ii) At the sales center, 12 people are employed.
 - (1) Sales office hours are 8:30 a.m. – 6 p.m. on summer weekdays, 9 a.m. – 5 p.m. on Saturdays, and 11 a.m. – 4 p.m. on Sundays. When the sun sets earlier, weekday hours change to 9 a.m. – 5 p.m.
- b) Residents asked about the types of houses sold and displayed on the lot.
 - i) Homes Direct exclusively sells Karsten homes.
 - ii) All of the homes for sale on the lot are new homes.
 - (1) No used homes or trade-ins are sold on the lot, but may be wholesaled.
 - (2) One older house was kept at the site while work was being done, but was not for sale.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- (3) A few properties sold to the Ute Indian tribe were being stored on the site, but applicant expected them to move before winter.
- (4) Property to the north is leased and used as an overflow site for produced homes.
- c) A resident asked how customer traffic was separated from truck traffic.
 - i) Bob Baker stated that most truck traffic left in the early morning, before sales traffic picked up. Deliveries of materials occurred at the end gate, separate from the sales area.
 - (1) A resident stated that she was concerned about trailers because she left early.
- d) A resident asked if there was a night caretaker to watch the facility.
 - i) The property is completely fenced in and the front gate is closed at night.
- e) A resident asked about utilities in the units, and whether the units were inspected by the fire department.
 - i) Todd Van Berg stated that most models have electricity and propane.
 - ii) The Fire Marshall inspected the units when they were first in, and Todd Van Berg stated that he had requested another inspection about 30 days ago.
 - iii) A resident expressed a concern about fires in the units.
 - (1) Bob Baker stated that modern units are built to be safer than older ones and include cement board, sheetrock, other fire-resistant products, and draft-stopping.
- f) A resident asked about a discrepancy in the language on the application, with two parcels of land visible on maps but one address on the application, 2710, crossed out.
 - i) Agent stated that the crossed-out address was due to advice received at the City when the application was filed, because the address 2710 does not exist in the AGIS database. The intent of the application is to include the conditional use for both the sales site and the factory site, because units are located on both sites.
- g) A resident asked about landscaping at the site.
 - i) Todd Van Berg stated that he hired lot help three days a week.
- h) A resident asked whether the sales stayed in NM.
 - i) Todd Van Berg stated that most homes sold were spread around the state, and did not stay in the Albuquerque area, but Albuquerque benefited from the gross receipts tax from the sales.
- i) A resident stated that she heard the concern from other members of the San Jose community that Karsten did not hire community members, and that when Karsten first came, they said they would hire members of the community.
 - i) Bob Baker stated that legally, he could not look at address as part of the application process.
 - (1) He stated that although they had peaked on hiring for the year, he would encourage residents to spread the word that walk-in applications were welcome and applications would be kept on file for a period of time.
 - (2) He stated that they planned to have a show for dealers during the fall and planned to invite teammates and their families, and the San Jose community might be part of that as well.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

Action Items:

None.

Application Hearing Details:

- 1) Hearing Scheduled for Tuesday, September 18, 2012.
- 2) Hearing Details:
 - a. The Office of the Zoning Hearing Examiner conducts monthly quasi-judicial PUBLIC HEARINGS regarding Special Exceptions to the Zoning Code (Please refer to Section 14.16.4.2 of the Comprehensive City Zoning Code)
 - b. There are certain criteria that applicants must meet in order to obtain an approval of decision for their special exception request.
- 3) Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the Hearing Examiner.
 - b. All interested parties may appear at the hearing and voice their opinions or submit written comments prior to the day of public hearing.
 - c. The Zoning Hearing Examiner will render a determination of approval, approval with conditions or denial within 15 days after the close of the public hearing.
 - d. The determination can be appealed to the Board of Appeals.

Any further questions or comments can be referred to:

Vanessa King
505-768-4503
vking@cabq.gov

Names & Affiliations of Attendees:

Steven Abeyta	SJNA
Esther Abeyta	SJNA
Marylou Baca	SJNA
Deanna Baca	SJNA
Robert Baker	Karsten Homes
Shannon Beaucaire	COA
Olivia Greathouse	SJNA
Jim Strozier	Consensus Planning
Todd Van Berg	Homes Direct